

117.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

609,000 / 609,000

USE VALUE:

609,000 / 609,000

ASSESSED:

609,000 / 609,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
86		THESDA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZANOBETTI ANTONELLA	
Owner 2:	
Owner 3:	
Street 1: 86 THESDA ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: ZANOBETTI ANTONELLA -
Owner 2: FOREMAN SANDY -
Street 1: 86 THESDA ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1913, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
9/19/2018 MEAS&NOTICE CC Chris C
4/7/2009 Entry Denied 372 PATRIOT
2/10/2000 Measured 264 PATRIOT
12/1/1988 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits	Sq. Ft.	Site	0	70.	1.16	6													
101 One Family	4900																		

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4900.000	212,100		396,900	609,000		75395
Total Card	0.112	212,100		396,900	609,000	Entered Lot Size	GIS Ref
Total Parcel	0.112	212,100		396,900	609,000	Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: 483.33	/Parcel: 483.33		Land Unit Type:	Insp Date
							09/19/18

!9097!	PRIOR ID # 1: 75395
PRINT	Date Time
12/30/21	08:28:06
LAST REV	Date Time
04/02/19	08:45:09
apro	9097
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes		
ZANOBETTI ANTON 68655-350 12/23/2016 Estate/Div 50,000 No No		
TAVERNA DELORES 53925-243 11/30/2009 360,000 No No		
TAVERNA DELORES 52060-583 1/8/2009 Family 1 No No A		
21486-199 10/1/1991 1 No No A		

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
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LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Total AC/Ha: 0.11249 Total SF/SM: 4900 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON Total: 396,899 Spl Credit: Total: 396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

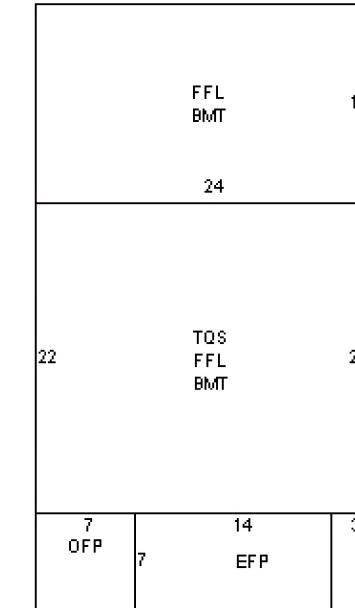
Type:	5 - Cape	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1913
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB

CONDOS INFORMATION**LOCATION****TOTAL UNITS****FLOOR****% OWN****NAME****DEPRECIATION****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****26.4 %****REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

CALC SUMMARY**COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****Before Depr:****148.49****Special Features:****0****Val/Su Net:****93.39****Final Total:****212100****Val/Su SzAd****168.33****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	864	44.550	38,487						
FFL	First Floor	864	148.490	128,291						
TQS	3/4 Story	396	148.490	58,800						
EFP	Enclos Porch	98	55.000	5,390						
OPF	Open Porch	49	44.000	2,156						
Net Sketched Area:				2,271	Total:	233,124				
Size Ad	1260	Gross Area	2403	FinArea	1260					

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

2	Frame Shed	D	Y	1	6X10	A	AV	1960	0.00	T	40	101					
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More: N

Total Yard Items:

Total Special Features:

Total: